A bill to be entitled An act relating to building construction policies; amending s. 255.0525, F.S.; prohibiting the state, a county, a municipality, or another political subdivision from requiring participation in a paid subscription service to access the details of certain solicitations of competitive bids or proposals for construction projects; amending s. 553.79, F.S.; prohibiting a local enforcing agency from making or requiring any substantive change to certain plans and specifications; providing an exception; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (5) of section 255.0525, Florida Statutes, is renumbered as subsection (6), and new subsection (5) is added to that section to read:

255.0525 Advertising for competitive bids or proposals.—
(5) The state, a county, a municipality, or another political subdivision may not require participation in a paid subscription service to access the details of a solicitation of competitive bids or proposals for a construction project that is required to be publicly advertised under this section.

Section 2. Subsection (2) of section 553.79, Florida...
Statutes, is amended to read:

553.79 Permits; applications; issuance; inspections.—

(2) Except as provided in subsection (8), an enforcing agency may not issue any permit for construction, erection, alteration, modification, repair, or demolition of any building or structure until the local building code administrator or inspector has reviewed the plans and specifications required by the Florida Building Code, or local amendment thereto, for such proposal and found the plans to be in compliance with the Florida Building Code. If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant. After the local building code administrator or inspector issues a permit, the local enforcing agency may not make or require any substantive change to the plans or specifications except those required for compliance with the Florida Building Code. In addition, an enforcing agency may not issue any permit for construction, erection, alteration, modification, repair, or demolition of any building until the appropriate firesafety inspector certified pursuant to s.
633.216 has reviewed the plans and specifications required by the Florida Building Code, or local amendment thereto, for such proposal and found that the plans comply with the Florida Fire Prevention Code and the Life Safety Code. Any building or structure which is not subject to a firesafety code shall not be required to have its plans reviewed by the firesafety inspector. Any building or structure that is exempt from the local building permit process may not be required to have its plans reviewed by the local building code administrator. Industrial construction on sites where design, construction, and firesafety are supervised by appropriate design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to local government option, from review of plans and inspections, providing owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and firesafety inspectors. The enforcing agency shall issue a permit to construct, erect, alter, modify, repair, or demolish any building or structure when the plans and specifications for such proposal comply with the Florida Building Code and the Florida Fire Prevention Code and the Life Safety Code as determined by the local authority in accordance with this chapter and chapter 633.

Section 3. This act shall take effect July 1, 2022.